

A G E N D A

BUILDING COMMITTEE

June 13, 2001
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

June 19, 2001
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF NATURAL RESOURCES, WASHTENAW & JACKSON COUNTIES – Waterloo Recreation Area – Sugarloaf Campground & Discovery Center Improvements
File No. 751/99222.JDM – Index No. 50770
Low Bidder: Heaney General Contracting, Inc., Ypsilanti; \$1,066,000.00

AWARD OF CONTRACT FOR PROFESSIONAL SERVICES

2. DEPARTMENT OF MANAGEMENT AND BUDGET, VARIOUS LOCATIONS – Quality Control and Material Testing Services
File No. TO BE ASSIGNED – Index No. TO BE ASSIGNED
That approval be given for the award of a discretionary contract for professional services to NTH Consultants, LTD., Grand Rapids, Michigan, to provide professional independent testing services, technical staff, and support personnel to perform construction quality control and material testing services at various state/client agency site location areas on as-needed-basis. This contract will remain in effect no longer than three (3) years from the date of award. The total compensation cost for all discretionary testing projects under this contract will not exceed \$1,500,000.00.
3. DEPARTMENT OF NATURAL RESOURCES, HARRISON TOWNSHIP - Harrison Township Boating Access Site - New Boating Access Site
File No. To Be Assigned - Index No. To Be Assigned
That approval be given for the award of a project management contract to Syndeco Realty Corporation of Detroit, Michigan to provide project management, design and construction; site grading; dredge approximately 45,000 cubic yards of material from Lake St. Clair; site utilities including a new electrical service; realign the site entrance from Jefferson Avenue altogether with necessary paving, striping, etc. and including a new traffic signal; demolish existing Admiral Marina buildings, docks and piers; install a construction access road to the site; extend the boat launch ramp; install site related storm sewer in Jefferson Avenue; provide site paving and sidewalk; and to provide site landscaping and fencing at the Harrison Township Boating Access Site, Harrison Township, Michigan. Payment for these services shall be at a cost not to exceed \$1,050,000.00.

REVISIONS TO CONSTRUCTION CONTRACTS

4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Heating & Cooling System Renovations
File No. 071/00485.JRC – Index No. 11258
Shaw-Winkler, Inc., East Lansing; CCO No. 5, Incr. \$188,386.10
5. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex – Expand Chiller Water System – Phase 1 – Install 2,200 Ton Chiller
File No. 071/00526.DCS – Index No. 11264
John E. Green Company, Lansing; CCO No. 2, Incr. \$11,441.00
6. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility – Construction of a Level I Correctional Facility
File No. 472/98357.EEW – Index No. 53031
Granger Construction Company; Lansing; CCO No. 19, Incr. \$12,788.00
7. DEPARTMENT OF ENVIRONMENTAL QUALITY, PLAINWELL – Jersey Street Site – Groundwater Remediation
File No. 761/99357.AGY – Index No. 47914
Natural Systems, Inc., Muskegon; CCO No. 3, Incr. \$145,603.48

RECOMMENDATION FOR GRANT OF SEWER EASEMENT

8. DEPARTMENT OF COMMUNITY HEALTH, MOUNT PLEASANT - That for and in consideration of payment of an administrative fee of \$50.00 and \$750.00 for the value of the easement the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to the Mount Pleasant Public Schools, A Governmental Entity, Mount Pleasant, Michigan 48858, an easement on the following described property:

Part of the Southeast 1/4 of Section 9, T14N-R4W, City of Mount Pleasant, Isabella County, Michigan. Described as Beginning at a Point on the East Line of a parcel of land as described in Quitclaim Deed Liber 836, Page 978, Isabella County Records which is located by the following three courses from the South 1/4 corner of Said Section 9, 1) North, along the N-S 1/4 Line, 263.84 feet to the Point of Beginning; thence continuing North, 320.50 Feet; thence East 50.00 Feet; thence South, 320.50 Feet; thence West, 50.00 feet to the Point of Beginning. Containing 0.37 of an Acre of Land, Subject to any easements, restrictions or Rights-of-Way of Record.

Further, that all legal documents relative to the grant of easement be prepared by the Department of Attorney General.

Further, that all monies received be deposited in the General Fund of the State.

LEASES FOR PRIVATE PROPERTY

Leases with services provided or paid by the State as noted.

9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, DETROIT – New lease (#10866) from September 1, 2001 through August 31, 2006 with TrizecHahn RR Inc., A Delaware Corporation, 450 Fisher Building, 3011 West Grand Boulevard, Detroit, Michigan 48202 for 48,984 rentable square feet of office space located at 3011 West Grand Boulevard, Detroit. The annual rental rate for this space is \$16.15 per square foot. Effective September 1, 2001 through December 31, 2001 the monthly rent will be \$44,567.27 and represents rental of 33,115 square feet on the 9th floor only. Effective January 1, 2002 through August 31, 2006, the monthly rental will be \$65,924.30 and represents the addition of 15,869 rentable square feet on the 10th floor for a total of 48,984 rentable square feet. This rate does not include suite electricity or water/sewer charges. Also, this rate does not include get-ready costs in an amount not to exceed \$450,000.00. Effective June 15, 2002, and every subsequent June 15th, any increase or decrease in taxes and operating costs per annum will be adjusted and paid on an annual basis. This space provides work stations for 240 employees and replaces various leases. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.
10. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Addendum #5 to lease (#7050) approved by the State Administrative Board on November 17, 1987, Item #S-2, between Heart of the City Associates, A Michigan Co-Partnership, as Lessor, and the State of Michigan for the Department of Management and Budget, as Lessee, for space located at 400 South Pine Street, Lansing. This addendum provides for remodeling of the fourth floor of the leased premises with a get ready cost in an amount not-to-exceed \$541,771.00 (total square feet 26,933.) This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
11. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND LEDGE – Renewal of access agreement (#10159) from July 1, 2001, through June 30, 2011, with the City of Grand Ledge, A Municipal Corporation, 200 East Jefferson, Grand Ledge, Michigan 48837, to provide aircraft access at Abrams Airport located at 16801 Wright Road, Grand Ledge. The annual access rental rate for this space is \$19,000.00. This access agreement has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

12. DEPARTMENT OF STATE, FARMINGTON HILLS – Renewal of lease (#7666) from October 1, 2001, through September 30, 2006, with Muirwood Square Associates, L.L.C., A Michigan Limited Liability Company, 31731 Northwestern Highway, Suite 250, Farmington Hills, Michigan 48334-1654, for 3,330 square feet of office space and 40 parking spaces located at 35572 Grand River, Farmington Hills. The annual per square foot rental rate for this space is \$16.25 (\$4,509.38 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This space provides workstations for 12 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
13. DEPARTMENT OF TRANSPORTATION, LANSING – New lease (#10826) from May 22, 2001, through May 21, 2003, with Gould Investors, L.P., A Limited Partnership, 60 Cutter Mill Road, Great Neck, New York 11021, for 17,769 rentable square feet of office space located 808 Southland Avenue, Lansing. Effective May 22, 2001, through May 21, 2002, the annual per square foot rental rate for this space is \$13.91 (\$20,597.23 per month). Effective May 22, 2002, through May 21, 2003, the annual per square foot rental rate for this space is \$14.34 (\$21,233.96). The lessor is responsible for all services. Effective June 15, 2003, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This space provides workstations for 100 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted. Funds
14. DEPARTMENT OF TREASURY, EAST LANSING – New lease (#10940) from May 18, 2001, though March 31, 2006, with Sam X. Eyde, 2800 Bryon Circle, Lansing, Michigan 48912, for 2,772 rentable square feet of basement storage space located at 2501 North Coolidge Road, East Lansing. The annual per square foot rental rate for this space is \$6.00 (\$1,386.00 per month). This lease contains one five-year renewal option with an annual per square foot rental rate of \$7.00 (\$1,617.00 per month). This is a gross lease with the Lessor responsible for all services. There are no adjustments. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
15. DEPARTMENT OF STATE POLICE, ST. IGNACE - Addendum #2 to lease (#322) approved by the State Administrative Board on April 3, 1990, Item #22, between City of St. Ignace, A Municipal Corporation, as Lessor, and the State of Michigan, Department of State Police, as Lessee, for space located at Lots 31-38, St. Ignace. This addendum provides for extending the existing lease for two years through May 31, 2003, at the same rental rate (\$1.00 per year) and conditions and to update the Civil Rights Provision. (Approximately .5 acres of land). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

16. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MSHDA, LANSING
- Construction Change Order #2 to lease #10596 approved by the State Administrative Board on December 21, 1999, Item #11, between the SXJE II, L.L.C., a Limited Liability Company, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, MSHDA, as Lessee. This construction change order provides for program items requested by the Department of Consumer and Industry Services, MSHDA at a cost not-to-exceed \$485,219.70 for space located at 735 East Michigan Avenue, Lansing, Ingham County. Source of Funds: 100% Restricted Funds.

STATE BUILDING AUTHORITY RESOLUTIONS

17. RESOLUTION OF THE STATE ADMINISTRATION BOARD APPROVING THE CONVEYANCE OF PROPERTY FOR WAYNE STATE UNIVERSITY – UNDERGRADUATE RESIDENCE HALL AND A LEASE AMENDMENT
18. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD REQUESTING RELEASE OF A PORTION OF THE SITE FOR THE COOPER STREET CORRECTIONAL FACILITY ADDITIONAL HOUSING UNITS #1, #2 AND #3 AND APPROVING AMENDMENT TO THE LEASE RELATING TO JACKSON PAROLE CAMP CORRECTIONAL FACILITY
19. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENTS, CONVEYANCES OF PROPERTY AND LEASES FOR CERTAIN FACILITIES

Department of Corrections – Cooper Street Correctional Facility – Additional Housing Units #1, #2 and #3

Department of Management and Budget – Secondary Complex Warehouse

Ferris State University – Library Addition and Renovation Project – Phase II – Center for Student Services

University of Michigan – Ann Arbor – Central Campus Renovation – Phase II – Perry Building

University of Michigan – Ann Arbor – Dana Building – School of Natural Resources and Environment Project

Wayne State University – Pharmacy Building Replacement